

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )  
MEMORANDUM OF LEASE

FILED  
OFFICE OF THE CLERK  
GREENVILLE, S.C.  
APR 30 1984  
R.M.C.

This memorandum made this 30<sup>th</sup> day of April, 1984, by and between Ideal Properties, a General Partnership, party of the first part (hereinafter called the Landlord), and Robert P. Kinney, Jr., party of the second part (hereinafter sometimes called the Tenant).

WITNESSETH:

By Lease dated December 9, 1983, Landlord did demise and lease to Tenant the following described premises located at Laurens Road, U.S. Highway 276 in the City of Greenville, County of Greenville and State of South Carolina:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, City of Greenville, shown on plat entitled "Topographic Survey for Grease Monkey, Inc." recorded in the RMC Office for Greenville County in Plat Book 10N at page 54 containing 0.177 acre.

Under said Lease the above described premises were demised by the Landlord to the Tenant for a term commencing as defined in Lease and ending twenty years hereafter, SUBJECT to the right of option of the Tenant to extend the term of said Lease upon the expiration of the original term thereof for two (2) successive renewals, each for a term of five (5) years, all upon the terms and conditions set forth in said lease.

It is the intention and purpose of this instrument to give notice of said Lease and the effect thereof, which said Lease constitutes the Lease between the parties hereto with respect to the demised premises.

Executed the day and year first above written.

Witnesses:

[Signature]  
[Signature]

LANDLORD:

Ideal Properties, a General Partnership

BY: [Signature]  
AND: [Signature]

Witnesses:

[Signature]  
[Signature]

TENANT:

[Signature]  
Robert P. Kinney, Jr.

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